

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Oscar Vazquez Castaneda and Gisselin
Maydeli Villalobos Ramos
1564 Kent Dairy Road, Lot 736
Alabaster, AL 35007

State of Alabama

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FORTY EIGHT THOUSAND FOUR HUNDRED NINETY FIVE AND 00/100 DOLLARS (\$48,495.00)**, and other good and valuable consideration in hand paid to Diane Barnett Roper, a widow (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Oscar Vazquez Castaneda and Gisselin Maydeli Villalobos Ramos (hereinafter referred to as "Grantees"), hereby grants, bargains, sells and conveys unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land in the East 1/2 of the NW 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama described as follows:

Commence at the SW corner of a parcel of land situated in the North 1/2 of Section 19, Township 22 South, Range 3 West, as per the December 8, 1975 survey, and currently belonging to Mary Ann Nichols Barnett, thence go North along old "Park Street" on said Mrs. Barnett's West boundary line for 279.00 feet to the point of beginning, thence go East at an approximate 90 deg. angle for 130.00 feet, thence North at an approximate 90 deg. angle for 70.00 feet, thence East at an approximate 90 deg. angle for 60.00 feet, thence North at an approximate 90 deg. angle for 90.00 feet, thence NW at an approximate 45 deg. angle for 75.00 feet, thence West at an approximate 45 deg. angle for 130.00 feet to the East boundary of old "Park Street", thence South at an approximate 90 deg. angle along the East boundary of said "Park Street" for 210.00 feet to the point of beginning. This parcel consists of a fenced-in lot containing a residential dwelling unit, and being situated in Shelby County, Alabama.

Property Address: 130 Clover Lane, Montevallo, AL 35115

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrants and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor sets her hand and seal on this, the 11th day of August, 2023

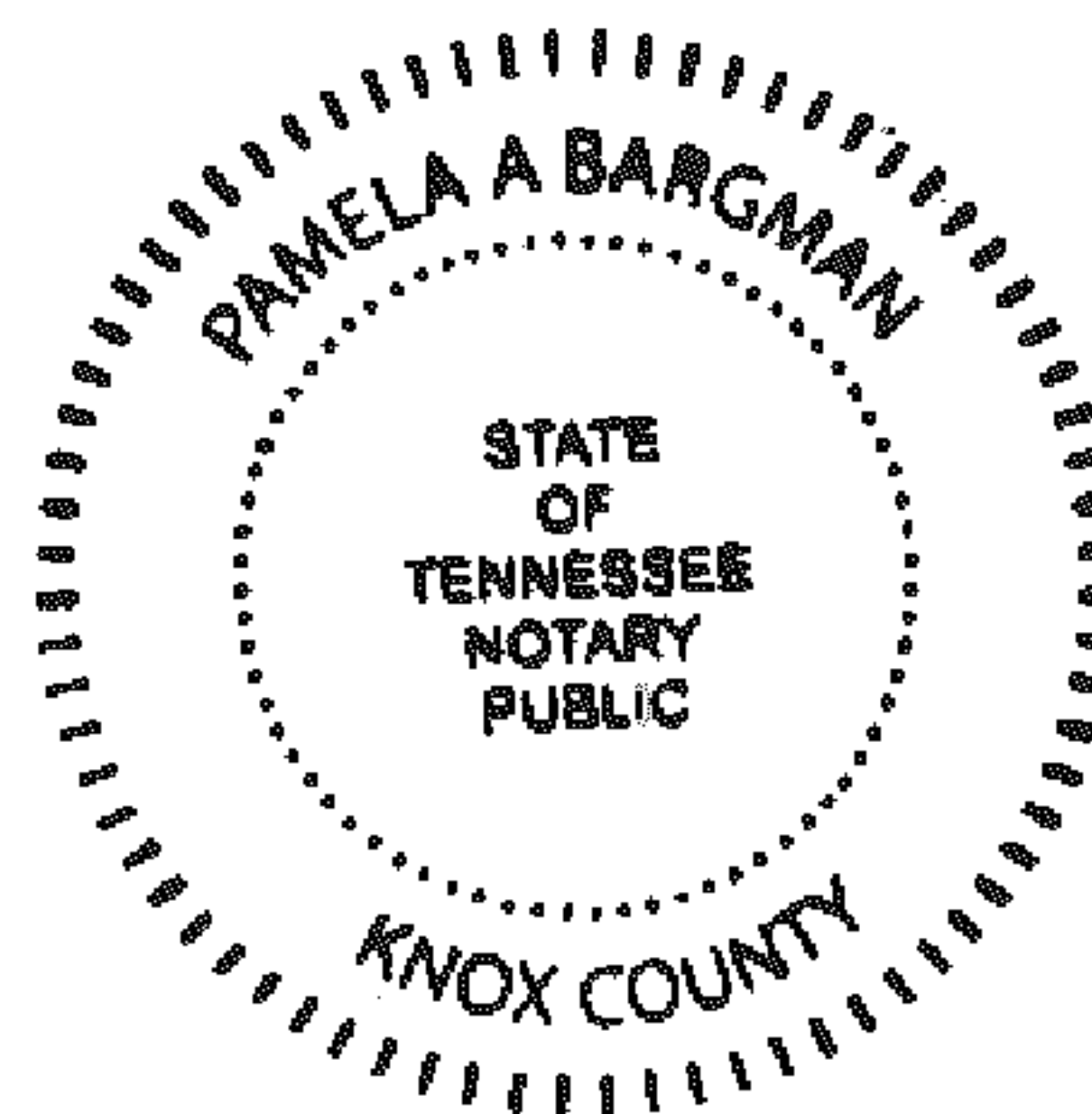
Diane Barnett Roper
Diane Barnett Roper

STATE OF ~~ALABAMA~~ ^{TENNESSEE}
COUNTY OF ~~JEFFERSON~~ ^{KNOX}

I, the undersigned Notary Public in and for said County and State, hereby certify that Diane Barnett Roper whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, 2023.

Pamela A. Bargman
Notary Public
My Commission Expires: *4/29/2024*



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Diane Barnett Roper
Mailing Address 7412 Pelleaux Rd
Knoxville, TN 37938

Grantee's Name Oscar Vazquez Castaneda and
Gisselin Maydeli Villalobos Ramos
Mailing Address 1564 Kent Dairy Road
Lot 736
Alabaster, AL 35007

Property Address 130 Clover Lane
Montevallo, AL 35115

Date of Sale August 11, 2023
Total Purchase Price \$48,495.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/14/23

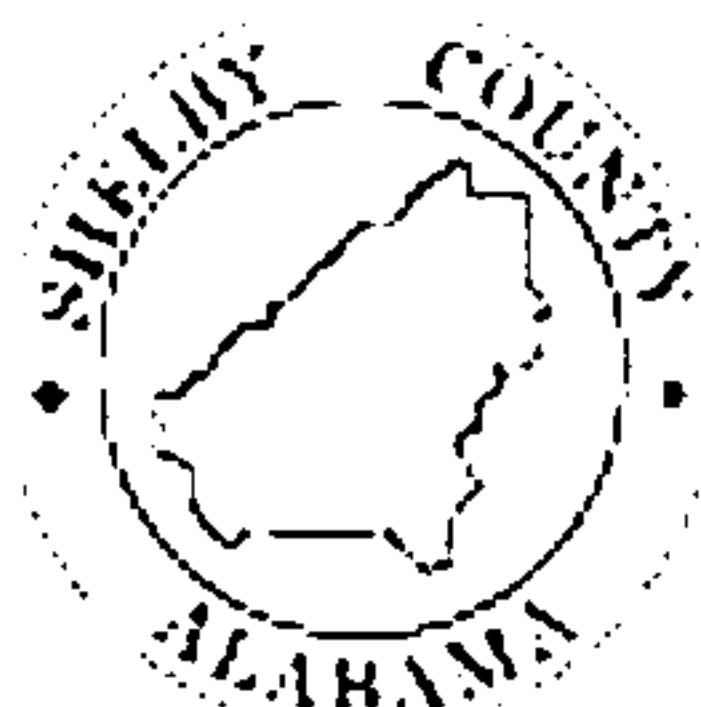
Print Stephanie Spires

Unattested

Sign

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2023 08:11:04 AM
\$76.50 JOANN
20230815000245560

Form RT-1

Alli S. Beyl